HOUSING MARKET INFORMATION

SENIORS' HOUSING REPORT
Ontario

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2015

Highlights

- The vacancy rate for standard spaces[1] declined from 13.9 per cent in 2014 to 12.1 per cent in 2015 in Ontario. It dropped for all unit types, with the largest decline for one-bedroom spaces.
- The total universe grew by one per cent to 53,680 spaces. Growth in supply lagged the growth in demand.
- The average monthly rent for all standard spaces was $3,280 in 2015, up 1.4 per cent from last year.

Figure 1

[1] Please refer to Definitions on page 33 for the definition for standard space.

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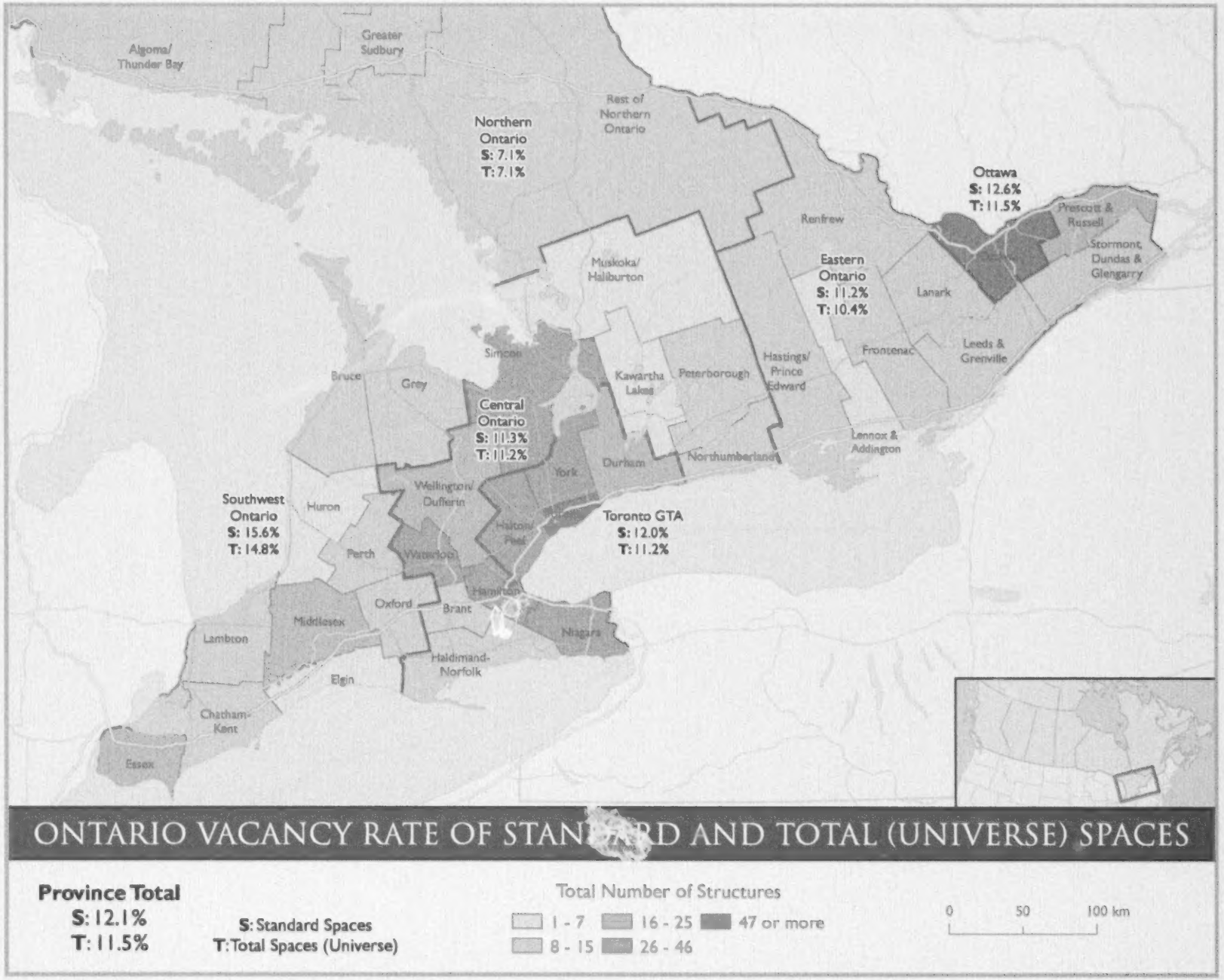


ONTARIO VACANCY RATE OF STANDARD AND TOTAL (UNIVERSE) SPACES

Province Total
S: 12.1%
T: 11.5%

S: Standard Spaces
T: Total Spaces (Universe)

Total Number of Structures
1 - 7 | 8 - 15 | 16 - 25 | 26 - 46 | 47 or more

0 50 100 km

Vacancy Rate

Faster Growth in Demand Brings Down the Vacancy Rate

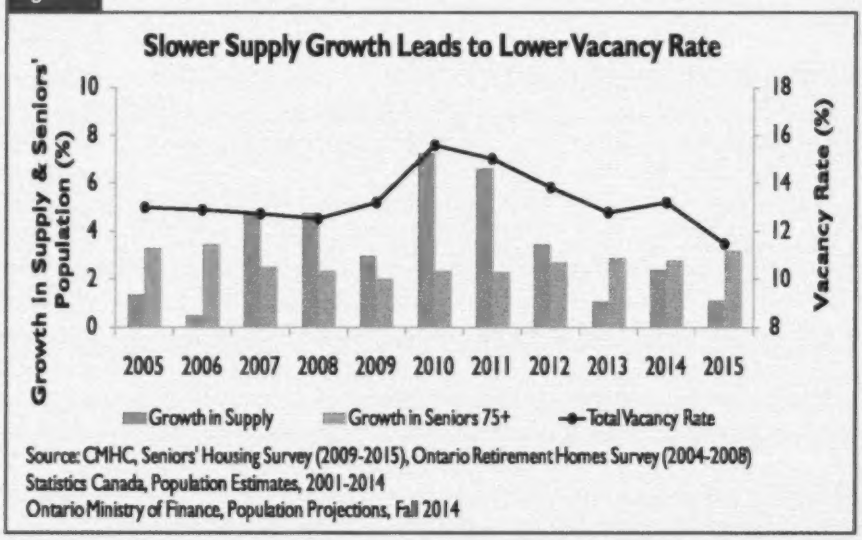
The vacancy rate for standard spaces in Ontario declined to 12.1 per cent in 2015 from 13.9 per cent last year. Slower growth in supply than demand brought down the vacancy rate. The population aged 75 and over has been growing at a rate just under three per cent for the past several years. Meanwhile, the capture rate[2], which shows seniors' preference for retirement home living, remained the same as last year at 5.2 per cent. The increase in demand is estimated to be about 1,500 spaces in 2015, higher than the growth in total supply, 580 spaces. Total supply grew slower this year because there were fewer new spaces, which were 1,300 spaces compared to 1,800 last year, and more reduction in the existing stock due to conversion and removals.

The vacancy rate fell across Ontario except the Southwest region. The region with the largest drop was the Greater Toronto Area (GTA), where the standard vacancy rate decreased from 16.9 per cent last year to 12 per cent in 2015. The increase in the number of seniors aged 75 and over in the GTA remained unchanged, leading to a similar level of growth in demand for seniors' housing as a year ago. Meanwhile, total supply declined because the reduction in the existing stock was more than the added new supply. In the GTA, smaller units like ward, semi-private and bachelor spaces have been converted into larger one- and two-bedroom suites, which have been gaining popularity among seniors who are looking for seniors' housing. Furthermore, fewer new spaces from seniors' residences that had been open less than one year and were therefore ineligible for the 2015 survey put less upward pressure on the vacancy rate for surveyed residences[3] as these new spaces competed with the surveyed universe for residents.

Significantly faster growth of the population aged 75 and over outside of the GTA drove up demand for seniors' housing in Central, Eastern, Southwest and Northern Ontario as well as in Ottawa. Growth in the senior population reached the lowest rate in 2009 because of the lower birth rates during the 1930s depression. Since then the growth rate has been trending up. Stronger migration to the GTA means the impact of the low 1930s birth rate is less pronounced there than elsewhere in the province. Less new supply in Central, Eastern and Northern Ontario helped reduce the vacancy rate in these regions. In Ottawa, although new supply was larger than last year, adjustments in older homes reduced the existing stock and offset most of the increase due to new supply. Consequently the vacancy rate declined almost two per cent in Ottawa.

The increase in the vacancy rate in Southwest Ontario, from 13.2 per cent in 2014 to 15.6 per cent in 2015, was caused by the surge in new supply. New homes opened in 2013 added over 300 new spaces to the surveyed universe, increasing the universe by more than four per cent, the highest increase in Ontario this year. Moreover, residences opened in 2014 and ineligible for the survey this year added another 300 spaces to the market and indirectly put upward pressure on the vacancy rate.

Figure 2



Source: CMHC, Seniors' Housing Survey (2009-2015), Ontario Retirement Homes Survey (2004-2008)
Statistics Canada, Population Estimates, 2001-2014
Ontario Ministry of Finance, Population Projections, Fall 2014

[2] Please refer to Definitions on page 33 for the definition for capture rate.
[3] Please refer to Methodology on page 32 for the criteria set for a residence to be eligible for the 2015 survey.

Vacancy Rate Drops the Most for One-bedroom Spaces

The standard vacancy rate for one-bedroom spaces moved down the most, from 14.9 per cent in 2014 to 12 per cent in 2015, even with the strongest growth in supply in this sector. The continuing improvement in the financial markets and the growing resale home price in Ontario have enabled more seniors to choose more expensive seniors' housing options. The growing demand for one- and two-bedroom spaces suggests that a growing portion of clients are looking for a relatively high level of comfort, which includes a larger space, and more amenities and services. In addition, over 85 per cent of the residents in seniors' housing live alone. One-bedroom spaces suit their housing needs the most. In 2015, one-bedroom spaces captured almost all the increase in demand in Ontario.

The other unit type that has experienced growth in both supply and demand was two-bedroom suites. Supply of two-bedroom suites grew by six per cent this year while occupancies increased by over seven per cent, resulting in a 1.1 per cent drop in the vacancy rate to 13.6 per cent.

The drop in the vacancy rate for bachelor and ward/semi-private spaces was the result of faster reduction in supply than demand. Supply of bachelor spaces went down by more than 600 spaces while demand dropped by 230.

Vacancy Rate Decreases for Heavy-care Spaces[4]

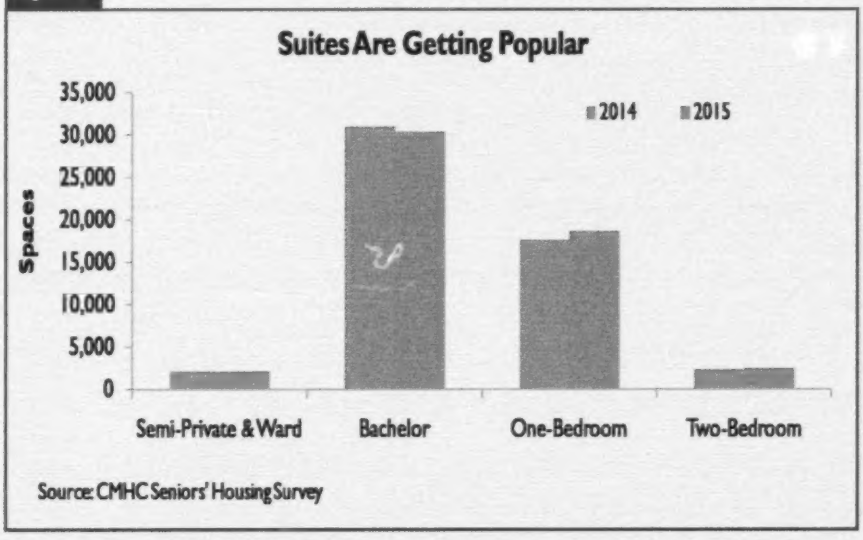
The vacancy rate went down to 5.4 per cent from 7.9 per cent for heavy-care spaces. Supply of heavy-care spaces as well as the availability of the à la carte option in Ontario has been trending up gradually over time due to more and more seniors' housing developers adopting the strategy to meet residents' changing needs as they age. This option also appeals to seniors looking for the retirement home lifestyle because it reduces the burden of relocating when their health circumstances change. Heavy-care spaces are estimated to account for 4.5 per cent of total supply in 2015.

Location and Age of Residences Influence Demand

When comparing all Ontario residences based on their age, the vacancy rate for residences opened since 2000, excluding recently opened homes that are still in the lease-up phase, was the lowest. New residences, which offer more features geared towards the needs of today's seniors, usually not only capture almost all the growth in demand for seniors' housing but also attract residents from older homes.

However, the location of a residence is as, if not more, important than its age. In Ottawa and the GTA, where new developments since 2000 accounted for more than half of total seniors' housing supply, older homes opened prior to 1990 have been able to maintain a vacancy rate similar or lower than that of new homes in recent years. These older residences usually are located in more desirable locations with easier access to local amenities and services like grocery stores, banks, post offices, public transit, healthcare, and other shopping, consumer service, and recreation destinations. The easy access to these amenities and services compensates for the lack of modern amenities and services provided by newer residences, which usually are in less desirable locations due to the shortage of land or/and the high

Figure 3



[4] Please refer to Definitions on page 33 for the definition for heavy-care space.

price of land in preferred locations. Furthermore, continuing renovations in these older residences have also increased their attractiveness. Outside Ottawa and the GTA, it is easier for developers to obtain desirable sites for new projects. Therefore, newer homes are more popular. The highest vacancy rates in these regions are usually in older residences, mainly those opened prior to 1990.

Universe

Supply Growth Slows

Total spaces in Ontario grew at one of the slowest paces since 2001, one per cent, to 53,680 from last year. There were 1,300 new spaces in 13 residences opened in 2013 that were added to the survey for the first time. Other residences that opened before 2013 but were surveyed for the first time in 2015 added another 260 spaces to the universe. However, the total number of residences remained unchanged at 677 homes due to the removal of 22 residences that became ineligible for the survey.

Regionally, total supply grew the most in Central and Southwest Ontario thanks to the large increase in new additions to the surveyed universe in these regions. These new homes in Southwest Ontario were concentrated in Essex and Oxford, while in Central Ontario they were more widely dispersed throughout the region. There was virtually no growth in supply in other regions in Ontario.

Four Out of Ten Spaces Are Suites

To capture the growing demand for larger spaces, new supply as well as conversions made in the existing stock has brought the share of one- and two-bedroom suites up to almost 40 per cent of the universe. In 2009, suites accounted for only slightly more than a quarter of total supply in Ontario[5].

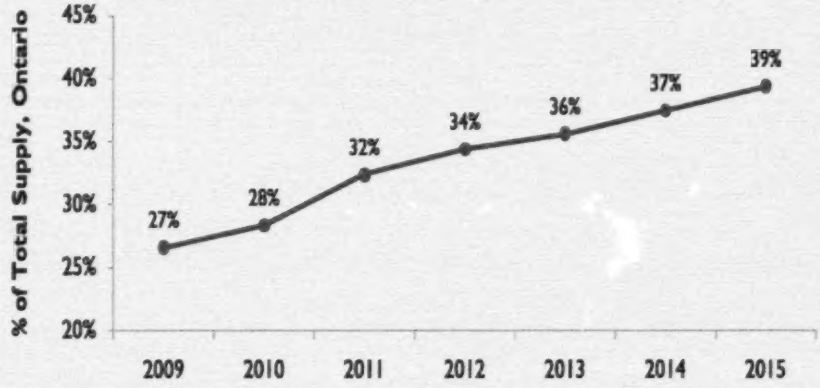
The growth in suites has been most significant in the GTA in recent years. In 2015, suites represented 51 per cent of total supply compared to 35 per cent in 2009. The growth in suite spaces in the GTA had been running ahead of demand in the past couple of years. The vacancy rate for suites had been higher than the vacancy rate of all spaces. In 2015 demand for suites finally caught up. The vacancy rate for suites was the lowest among all unit types.

Other regions that have experienced relatively faster growth in the supply of suites include Central and Southwest Ontario. In Ottawa, although seniors' housing development has been very robust in recent years with one-third of current supply added in 2009 and later, the growth of suites is considerably slower. The share of suite spaces grew from 32 per cent in 2009 to 36 per cent in 2015. The large gap between the rents of one-bedroom suites and bachelor spaces, at $1,550 in Ottawa compared to $1,050 or less in all other regions, made suites less appealing to seniors there. In fact, both one- and two-bedroom suites in Ottawa had the highest rents in Ontario. Since 2010, the vacancy rate for suites has been higher than the vacancy rate for all spaces.

The lowest share of suite spaces was in Eastern Ontario, 26 per cent. Although the appetite for larger

Figure 4

Suites Account for a Growing Share of Total Supply



Source: CMHC Seniors' Housing Survey

[5] While the Ontario survey started before 2009, a comparison is drawn with the 2009 survey because changes were made to the survey's methodology in that year. More information on the pre-2009 period is available in the spotlight on new supply and demand at the end of this report.

spaces has been growing, it is not particularly strong in this region compared to the rest of Ontario. The average vacancy rate for suites has been close to the average vacancy rate of other unit types. This indicates that the growth in demand for suites has been in line with the growth in supply of suites.

More Amenities and Similar Level of Services

The proportion of residences with amenities similar to those offered by hotels and high-end condos has continued to grow as a result of ongoing renovations in existing homes and new stock bringing more features. Half of seniors' residences in Ontario have exercise facilities and over one-third have movie theatres. Hot tubs and spas can be found in over a quarter of residences while one in ten residences has a swimming pool.

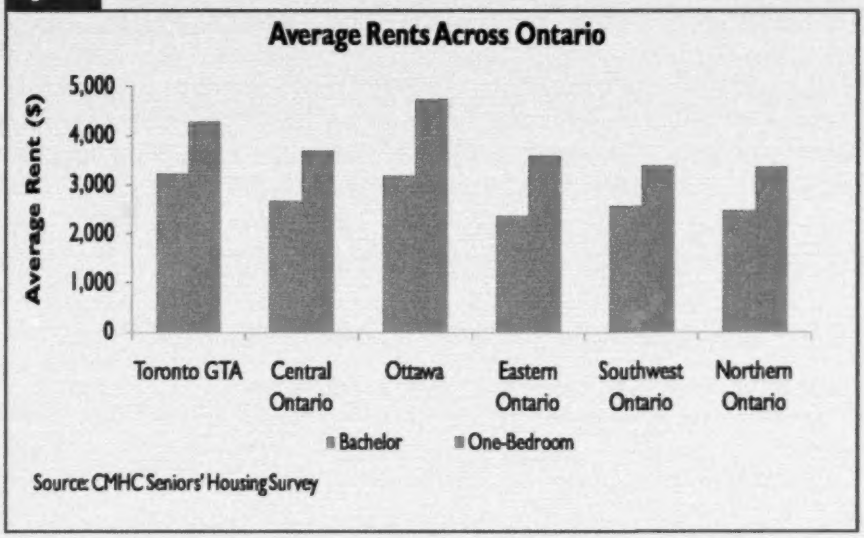
In contrast, the level of services has remained relatively unchanged. The percentage of residences that have registered nurse onsite has remained close to the level in 2009. So has the meal service. Slightly more residences offered onsite medical and pharmacy services this year compared to 2014. However, the proportion of residences that offered medical and pharmacy services was much lower in 2015 compared to 2009. In 2015, 64.4 per cent of residences offered medical services and 8.5 per cent had a pharmacy compared to 79 per cent and 20 per cent, respectively, in 2009.

Rent

Rent Increases Close to Inflation Rate

The average rent for all standard spaces was $3,280 in 2015, up 1.4 per cent from last year. The pace of rent increase this year was similar to that of last year, one per cent, but was low compared to rates in 2013 and earlier. The slower pace of rent increase was the result of two facts. Firstly, there was a lower level of new supply, which usually has a larger portion of more expensive suites. Secondly, new supply mostly came from regions like Southwest and Central Ontario, where average rents were about 10 per cent lower than the Ontario average.

Figure 5



Source: CMHC Seniors' Housing Survey

The average cost to rent a bachelor space, the dominant unit type in Ontario, was $2,815. The highest cost for a bachelor was in the GTA and the lowest cost was in Eastern Ontario. The level of rent usually was influenced by the local average income and housing price.

The change in rents in homes surveyed in both 2014 and 2015 was 1.9 per cent, similar to the rate of inflation last year. Seniors' residences in Ontario usually based their rent increase on the Rent Increase Guideline, which indexes rent increase to the general rate of inflation of the previous year. Furthermore, although the vacancy rate moved lower this year, it was still high compared to rental properties targeting other age groups. Thus, the pace of rent increase has been modest in most regions.

Regionally, the fastest growth in rent was in Northern Ontario, where the vacancy rate has stayed the lowest in Ontario. The growth rate of total supply in Northern Ontario has been lower than in other regions since 2009 and has lagged demand. The tighter market has resulted in a faster pace of rent increase. The accumulated rent increase from 2009 to 2015 in Northern Ontario was 28 per cent, significantly higher than the 19 increase in Ontario.

For Older Homes Location Offsets Age

Rent data also confirm senior's preference for certain locations (please refer to Location and Age of Residences Influence Demand in the Vacancy Rate section). Generally, rents are higher in newer homes. The average rent for bachelor spaces

opened before 1990 was similar to the average rent for bachelor spaces in homes opened during 1990-1999 but about 12 per cent lower than residences opened in 2000 or later. The difference narrowed somewhat for the unit type with the fastest growth, one-bedroom suites, which captured 85 per cent of the increase in supply during 2009-2015. The rent for a one-bedroom suite at residences opened prior to 1990 was virtually the same as that at residences opened during 1990-1999 but still 2.5 per cent lower than those opened in 2000 and later in Ontario. However, in the GTA, the average one-bedroom rent at homes opened prior to 2000 was higher than that at newer homes, given their preferred locations.

Spotlight on...

New Supply and Demand

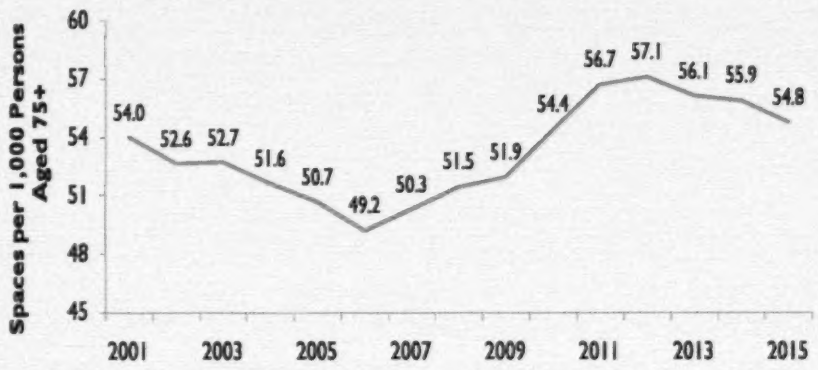
Seniors' housing construction in Ontario has gradually trended lower since its peak in 2010 and 2011 when new supply added about 3,000 spaces annually. After rising seven years in a row to 57 in 2012, the number of beds per thousand persons aged 75 and over has been edging lower due to lower growth in supply and faster growth in the population aged 75 and over. Meanwhile, the preference for retirement home living among seniors has been trending up steadily. The capture rate has moved up from 4.6 per cent in 2006 to 5.2 per cent in 2015. Correspondingly, the vacancy rate has started to move down and reached the lowest level in one and half decades this year.

Regions which have experienced strong growth in supply included the GTA and Ottawa, where spaces added since 2000 accounted for more than 55 per cent of total supply. Following the demographic trends, the GTA has been taking up a growing share of new supply in Ontario since the start of the millennium —one-third of spaces opened during 2000-2009 and close to forty per cent of spaces opened in 2010 and later, compared to less than 20 per cent of spaces added in the 1990s in Ontario. Meanwhile, the GTA's share of total population aged 75 and over in Ontario has continued to rise, from 38 per cent in 2001 to over 42 per cent in 2015. The supply level in the GTA has remained close to the lowest in Ontario, 39 spaces per thousand seniors aged 75 and over in 2015.

Ottawa has attracted less seniors' housing construction recently. Ottawa made up less than 10 per cent of total spaces added in Ontario in 2010 and later, down from 15 per cent of spaces added during 2000-2009. The substantially lower vacancy rate in the mid-2000s compared to other areas in Ontario caught the attention of seniors' housing developers. The vacancy rate during 2010-2012, which was higher than the Ontario average, has led builders to delay the start of new projects. Nonetheless, given that Ottawa only accounted for six per cent of the total seniors aged 75 and over in Ontario, the supply level in Ottawa has remained the highest in Ontario at 104 spaces per thousand population aged 75 and over in 2015. A relatively large portion of seniors with secure and relatively high pensions from their previous federal government employment has enabled more seniors to live in seniors' housing in Ottawa. The capture rate in Ottawa is the highest among regions in Ontario.

Figure 6

Population Growing Faster Than Supply in Ontario



Source: CMHC, Seniors' Housing Survey and Ontario Retirement Homes Survey
Statistics Canada, Population estimates, 2001-2014
Ontario Ministry of Finance, Population Projections, Fall 2014

* Note: New criteria applied for CMHC Seniors' Housing Survey (SHS) starting in 2009 had the effect of reducing the universe of total spaces. Major criteria include 1) A residence with less than 10 units is excluded from the SHS while the minimum size for pre-2009 Ontario Retirement Homes Survey (ORHS) was homes with three or more units. 2) The cut-off date for ORHS was Mar 1 of the year preceding of the survey year. The cut-off date for the 2009 SHS was Feb 1 and Jan. 1 in subsequent years. 3) Residences where all residents are on subsidy were not included in the SHS. The above SHS criteria would have removed 700 spaces from the 2008 survey.

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SHS ZONE DESCRIPTIONS - OTTAWA	
Zone 1	**West** - former municipalities of West Carleton, Goulbourn, Rideau, Kanata, Nepean and western portion of former city of Ottawa bounded by Bronson and Rideau River (east).
Zone 2	**Central** - central portion of former city of Ottawa, bounded by Ottawa River (north), Bronson (west), Rideau River (south and east).
Zone 3	**East** - former municipalities of Gloucester, Cumberland, Osgoode, Rockliffe Park, Vanier and eastern portion of the former city of Ottawa bounded by Rideau River (west).

1.1 Vacancy Rates (%) of Standard Spaces by Unit Type
Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015
Greater Toronto Area	17.2 a	15.5 c	17.6 a	13.6 a	16.5 a	10.1 a	15.3 a	13.2 a	16.9 a	12.0 a
Toronto	18.7 d	11.4 c	20.8 a	17.2 a	14.4 a	10.7 a	13.9 a	9.9 b	17.5 a	13.9 a
East York/York City	**	**	34.9 a	33.1 a	30.3 a	14.0 a	**	**	34.4 a	27.6 a
Etobicoke	**	**	8.2 a	**	1.9 a	5.6 c	**	**	3.9 a	4.5 c
North York	**	**	19.7 a	20.7 a	25.3 a	18.4 a	22.9 a	10.5 c	22.4 a	18.9 a
Scarborough	**	**	8.1 b	7.5 b	11.8 c	8.1 c	**	**	8.7 b	7.4 b
Former City of Toronto	**	**	31.1 d	18.0 a	11.2 a	8.5 a	3.3 c	12.3 d	17.7 a	11.9 a
Durham	9.1 b	**	13.2 a	6.2 a	9.4 a	2.2 a	11.0 c	5.1 c	11.5 a	4.5 a
Halton	**	**	14.9 a	9.9 b	10.4 a	7.3 b	8.4 c	8.7 c	12.1 a	8.6 a
Peel	**	**	18.1 a	14.0 a	26.5 a	12.8 a	9.7 b	11.0 c	21.4 a	13.1 a
York	28.6 d	**	15.5 a	12.4 a	20.3 a	13.3 a	26.1 a	24.4 d	19.0 a	14.1 a
Central Ontario	24.1 a	17.6 c	10.0 a	10.1 c	13.9 a	12.8 a	17.7 a	13.9 c	12.0 a	11.3 a
Brant	6.7 a	13.1 a	3.7 a	8.0 a	**	20.1 a	**	**	4.9 a	11.1 a
Haldimand-Norfolk	**	**	2.0 a	3.5 c	5.9 a	**	**	**	2.6 a	3.3 c
Hamilton	42.1 a	24.8 d	10.7 a	8.4 a	4.6 b	15.1 a	7.9 c	**	10.7 a	10.3 a
Former City of Hamilton	50.8 a	**	11.5 a	9.9 a	5.7 b	24.7 a	**	**	13.4 a	12.7 a
Rest of Hamilton	**	**	9.4 b	5.6 b	4.1 c	9.9 b	**	**	7.5 a	7.3 a
Kawartha Lakes	**	**	2.7 a	**	0.0 a	**	**	**	1.4 a	**
Muskoka	**	**	18.9 a	28.5 a	12.3 a	8.7 a	**	**	17.3 a	22.8 a
Niagara	**	**	9.1 b	8.2 c	13.7 c	8.7 c	**	**	12.1 a	8.7 b
Niagara Falls	**	**	14.4 a	6.8 c	**	**	**	**	16.3 a	11.2 c
St. Catharines	**	**	**	**	**	**	**	**	15.5 d	**
Rest of Niagara	**	**	7.2 c	6.6 c	**	3.5 c	**	**	7.1 c	5.5 b
Northumberland	**	**	21.2 d	15.7 a	7.3 c	4.5 a	**	**	14.0 c	9.8 a
Peterborough	**	**	4.5 d	0.8 d	**	11.1 d	**	**	5.6 c	4.3 c
Simcoe	23.6 a	**	10.2 a	13.8 a	17.9 a	14.1 a	22.7 d	12.8 d	13.3 a	14.1 a
Barrie	**	**	8.5 a	12.4 c	9.0 a	**	**	**	9.1 a	12.2 c
Rest of Simcoe	**	**	11.0 a	14.6 a	22.4 a	14.6 a	**	12.8 d	15.6 a	15.0 a
Waterloo	14.8 d	11.5 d	11.8 a	11.7 a	28.7 a	20.0 a	29.6 d	24.2 d	17.8 a	15.2 a
Cambridge	**	**	4.7 c	13.0 a	**	14.9 c	**	**	7.7 b	13.6 a
Kitchener	7.8 c	10.1 d	16.1 a	9.9 a	12.8 c	14.5 c	**	**	14.7 a	10.8 a
Rest of Waterloo	**	**	9.9 b	13.3 c	37.2 a	24.4 a	**	29.1 d	25.5 a	20.0 a
Wellington/Dufferin	25.6 d	**	11.5 a	11.1 c	7.4 b	13.9 c	**	**	11.6 a	13.4 a
Guelph	21.6 a	**	9.7 a	8.4 c	6.3 a	6.7 c	**	**	9.7 a	8.9 b
Rest of Wellington/Dufferin	29.5 d	**	13.4 c	14.2 c	**	24.6 d	**	**	13.9 a	19.5 a
Ottawa	**	14.8 d	13.3 a	11.1 a	16.1 a	16.0 a	18.0 d	9.2 c	14.5 a	12.6 a
Ottawa - Central	**	**	**	**	**	**	**	**	**	**
Ottawa - East	**	**	12.2 a	8.3 a	8.8 b	10.3 a	**	4.0 c	11.1 a	8.7 a
Ottawa - West	**	**	14.7 a	13.4 a	15.5 a	22.1 a	14.0 d	12.3 d	15.3 a	16.5 a

continued

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** : Suppressed for confidentiality/statistical reliability - :A zero count or no Universe

1.1 Vacancy Rates (%) of Standard Spaces by Unit Type
Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015
Eastern Ontario	17.2 a	21.6 d	11.9 a	10.5 a	14.8 a	10.7 a	7.9 c	9.0 c	12.8 a	11.2 a
Frontenac	**	**	11.2 a	13.2 d	13.6 a	6.3 c	8.5 c	**	13.4 a	9.3 c
Hastings/Prince Edward	**	**	7.3 b	5.2 b	11.0 c	13.0 c	**	**	9.0 a	9.2 a
Lanark	**	**	9.9 c	22.1 d	20.2 d	20.7 d	**	**	14.6 c	20.9 a
Leeds & Grenville	**	**	8.5 a	8.2 b	**	**	**	**	8.0 a	7.8 b
Lennox & Addington	**	**	11.0 a	10.9 a	**	**	**	**	11.9 a	11.0 a
Prescott & Russell	**	**	14.7 c	6.0 c	**	**	**	**	14.3 c	6.5 c
Renfrew	14.7 a	15.2 d	12.7 a	16.3 a	10.2 a	8.0 a	**	**	11.8 a	13.8 a
Stormont, Dundas & Glengarry	11.4 a	**	17.8 a	11.6 c	26.0 a	**	**	**	19.1 a	12.6 c
Southwestern Ontario	26.2 d	39.1 a	12.8 a	15.0 a	13.0 a	14.3 a	10.6 c	19.9 a	13.2 a	15.6 a
Bruce	**	**	9.7 a	12.4 c	25.4 a	23.1 d	**	**	14.1 a	15.7 a
Elgin	**	**	11.7 a	**	**	**	**	**	16.2 a	**
Essex	**	53.6 a	8.5 b	20.2 b	10.9 a	16.0 a	**	12.3 d	10.6 a	19.1 a
Windsor	**	**	9.3 b	27.8 a	**	22.5 a	**	**	12.7 a	26.5 a
Leamington/Kingsville	**	**	9.6 a	14.3 a	**	**	**	**	11.7 a	15.2 a
Rest of Essex	**	**	5.4 c	10.9 c	**	**	**	**	6.7 b	9.8 a
Grey	**	**	9.5 b	8.5 c	5.6 d	5.3 d	**	**	9.1 b	7.9 b
Huron	**	**	18.9 d	27.5 a	**	**	**	**	17.1 d	23.6 a
Chatham-Kent	**	**	12.9 c	14.1 a	**	9.3 b	**	**	11.9 c	13.7 a
Lambton	**	**	9.5 a	8.3 a	14.2 a	16.6 a	**	**	12.1 a	11.2 a
Middlesex	**	**	20.1 a	17.1 a	16.8 a	9.9 a	13.3 c	19.4 a	17.8 a	13.7 a
Oxford	**	**	15.6 d	11.3 c	**	18.7 d	**	**	11.6 c	14.2 c
Perth	**	**	12.5 c	12.4 c	**	**	**	**	12.9 c	22.1 d
Northern Ontario	10.4 c	**	7.0 a	6.2 a	9.2 b	8.9 b	**	4.0 c	7.8 a	7.1 a
Algoma /Thunder Bay	10.0 c	**	10.8 a	5.2 b	12.1 c	12.6 c	**	**	11.2 a	8.5 a
Greater Sudbury	**	**	5.5 a	**	1.3 a	2.0 c	**	**	4.6 a	3.5 b
Rest of North	**	**	4.9 c	9.7 b	**	**	**	**	6.2 b	9.2 b
Ontario	**21.2 a**	**20.7 a**	**12.8 a**	**11.7 a**	**14.9 a**	**12.0 a**	**14.7 a**	**13.6 a**	**13.9 a**	**12.1 a**

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

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** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

1.2 Vacancy Rates of Standard Spaces (%) by Rent Range ($)
Ontario

Centre	$2,000 or less		$2,001 - $2,500		$2,501 - $3,000		$3,001 - $3,500		$3,501 and more		Total spaces where rents are known	
	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015
Greater Toronto Area	24.1 a	7.3 b	19.6 a	30.8 a	21.6 a	14.2 a	17.6 a	12.6 a	16.4 a	10.9 a	17.8 a	12.7 a
Toronto	26.4 a	6.6 b	20.3 a	36.4 a	22.3 a	11.3 c	25.4 a	12.0 a	14.6 a	12.2 a	18.3 a	14.4 a
East York/York City	32.0 a	12.5 c	**	**	**	**	**	**	28.4 a	**	35.5 a	29.0 a
Etobicoke	**	**	**	**	**	**	**	**	3.2 b	**	4.2 a	4.9 c
North York	**	**	**	39.0 a	**	17.6 d	27.6 a	16.7 a	19.8 a	17.8 a	23.1 a	19.8 a
Scarborough	23.1 d	3.7 d	**	**	7.1 c	**	9.3 c	10.6 d	3.8 d	10.6 d	9.4 b	7.6 b
Former City of Toronto	**	**	27.6 a	**	21.3 a	1.4 d	9.0 b	13.6 c	15.6 a	10.1 a	18.4 a	12.3 a
Durham	15.2 c	**	22.1 d	**	14.5 a	5.4 c	9.3 b	8.6 b	11.2 a	2.9 c	12.4 a	4.8 a
Halton	**	**	**	**	2.6 c	7.4 c	14.6 c	12.5 c	13.0 a	9.0 b	12.2 a	9.5 a
Peel	**	**	20.0 d	12.5 d	28.6 a	21.4 d	20.5 a	18.0 a	22.0 a	10.6 c	22.4 a	14.0 a
York	**	**	**	**	30.4 a	25.5 d	11.4 c	11.7 c	20.3 a	14.5 b	20.0 a	14.9 a
Central Ontario	13.7 a	11.0 c	14.0 a	9.3 a	8.0 a	10.2 a	9.7 a	12.4 c	18.7 a	15.4 a	12.7 a	11.9 c
Brant	3.6 c	11.6 c	0.0 a	9.3 b	5.6 b	9.3 a	**	16.8 a	**	8.8 b	5.1 a	11.7 a
Haldimand-Norfolk	4.3 b	3.1 d	**	**	0.8 a	2.2 c	**	**	**	**	2.5 a	3.4 c
Hamilton	19.2 a	13.1 c	16.3 a	6.2 b	4.6 c	11.0 c	11.9 c	15.4 a	5.8 b	9.1 b	11.3 a	10.6 a
Former City of Hamilton	22.7 a	17.0 d	15.9 a	4.5 c	3.8 c	12.8 c	16.3 d	22.7 a	10.9 c	13.1 c	13.9 a	13.1 a
Rest of Hamilton	**	**	16.9 d	9.0 c	**	6.0 c	7.5 c	8.2 b	3.9 c	7.3 b	8.0 b	7.6 b
Kawartha Lakes	**	**	**	**	**	**	0.0 a	**	**	**	1.5 a	**
Muskoka	**	**	18.8 d	20.8 d	13.3 d	26.7 a	**	**	**	20.0 d	19.2 a	25.2 a
Niagara	12.8 c	**	16.4 d	7.8 c	4.1 d	6.9 c	10.6 d	10.8 d	**	**	12.5 a	9.4 b
Niagara Falls	21.6 d	**	20.1 d	**	4.1 d	**	**	**	**	**	17.0 a	11.7 c
St. Catharines	**	**	**	**	**	**	**	**	**	**	16.0 d	**
Rest of Niagara	**	**	13.0 d	5.7 c	3.8 d	**	**	6.0 d	**	**	7.3 c	6.0 b
Northumberland	**	9.9 b	28.7 d	16.9 d	**	13.1 c	10.4 d	8.1 b	**	4.2 c	15.0 a	10.2 a
Peterborough	**	**	**	**	**	**	**	**	**	13.7 d	6.2 c	4.6 c
Simcoe	20.0 a	21.4 d	9.2 b	14.7 c	10.7 a	11.4 c	9.2 a	15.1 d	19.3 a	12.7 c	14.0 a	14.2 a
Barrie	**	**	**	**	1.7 c	15.0 d	10.4 a	**	9.5 a	**	9.5 a	12.6 c
Rest of Simcoe	24.8 a	27.3 d	8.3 b	19.1 d	12.3 a	9.7 b	7.4 b	17.1 d	24.2 a	11.6 c	16.4 a	15.0 a
Waterloo	10.0 d	10.3 d	3.5 d	8.7 c	18.4 a	14.8 a	11.1 c	10.4 c	29.3 a	22.1 a	19.0 a	16.1 a
Cambridge	**	**	**	**	**	**	**	21.6 d	**	16.4 d	8.1 c	14.0 a
Kitchener	7.7 c	10.6 d	2.5 c	**	22.7 a	14.2 c	9.0 b	3.5 c	18.8 d	20.4 d	15.7 a	11.5 a
Rest of Waterloo	**	**	**	**	10.3 d	22.6 d	15.2 d	11.5 c	36.3 a	25.0 a	27.3 a	21.2 a
Wellington/Dufferin	17.4 d	**	18.0 d	10.2 d	5.1 c	6.9 c	10.5 c	15.8 d	13.1 c	21.5 d	12.7 a	14.6 a
Guelph	**	**	22.0 d	**	6.1 c	2.8 c	12.4 c	10.7 d	6.7 b	11.3 d	10.9 a	9.9 b
Rest of Wellington/Dufferin	**	**	16.2 d	11.4 d	3.8 d	13.8 d	**	26.4 d	**	**	14.9 c	20.4 d
Ottawa	16.9 d	15.7 c	7.4 c	9.8 b	14.0 a	10.7 a	12.4 c	11.3 a	18.4 a	15.4 a	15.3 a	13.3 a
Ottawa - Central	**	**	**	**	**	**	**	**	**	**	**	**
Ottawa - East	12.4 d	3.2 d	9.3 c	6.4 b	11.8 c	10.3 a	5.6 d	3.5 b	14.5 c	12.2 a	11.7 a	9.2 a
Ottawa - West	**	25.2 d	3.5 d	12.8 c	15.1 d	11.4 c	17.5 d	18.2 a	17.2 a	19.4 a	16.2 a	17.4 a

continued

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1.2 Vacancy Rates of Standard Spaces (%) by Rent Range ($)
Ontario

Centre	$2,000 or less		$2,001 - $2,500		$2,501 - $3,000		$3,001 - $3,500		$3,501 and more		Total spaces where rents are known	
	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015
Eastern Ontario	13.8	10.9	13.3	14.2	9.0	10.6	12.4	9.6	18.8	14.3	13.6	11.9
Frontenac	**	**	**	**	18.3	**	10.7	**	13.9	**	14.2	9.8
Hastings/Prince Edward	10.4	17.3	8.2	5.0	2.4	3.2	5.4	4.6	18.5	18.3	9.4	9.6
Lanark	**	**	**	**	**	**	**	12.3	**	**	15.5	21.8
Leeds & Grenville	**	**	15.6	**	1.7	**	13.4	**	3.3	**	8.6	8.0
Lennox & Addington	**	30.8	**	**	**	**	**	**	**	**	12.2	11.3
Prescott & Russell	17.1	5.6	4.5	**	**	**	**	**	**	**	15.3	6.9
Renfrew	7.6	12.5	15.0	18.7	13.1	14.4	21.7	**	6.9	10.1	12.5	14.8
Stormont, Dundas & Glengarry	9.1	14.1	20.8	**	24.1	**	27.9	**	**	**	20.8	14.2
Southwestern Ontario	15.4	21.6	13.0	18.1	13.6	17.7	15.4	11.7	14.2	14.6	14.0	16.5
Bruce	**	**	1.9	9.4	18.8	22.6	**	**	**	**	16.3	16.4
Elgin	**	**	8.6	**	25.4	**	**	**	**	**	17.2	**
Essex	20.3	**	10.3	31.0	8.6	20.8	14.1	12.0	9.5	11.7	11.1	20.2
Windsor	**	**	**	38.2	12.0	26.7	**	**	**	15.0	13.2	27.3
Leamington/Kingsville	**	**	**	16.5	1.8	**	**	20.2	**	**	12.5	16.3
Rest of Essex	**	**	**	**	**	4.3	**	5.9	**	8.9	7.0	10.5
Grey	**	**	8.2	11.3	6.3	4.5	**	**	**	**	9.8	8.5
Huron	**	**	27.8	30.6	**	**	**	20.0	**	**	17.6	24.2
Chatham-Kent	**	16.5	**	19.5	5.3	8.7	**	15.0	**	**	13.0	14.4
Lambton	10.9	12.5	12.1	12.2	13.6	8.6	12.0	**	**	**	12.8	11.7
Middlesex	3.4	**	15.0	12.0	18.6	23.6	23.5	11.7	18.8	11.3	18.7	14.6
Oxford	**	**	**	**	16.4	**	**	**	**	27.2	11.8	15.0
Perth	**	**	5.8	**	**	**	**	**	**	**	13.6	22.6
Northern Ontario	6.4	6.6	8.7	12.1	7.2	6.1	13.9	7.2	3.7	7.7	8.3	7.7
Algoma/Thunder Bay	6.2	4.3	16.4	**	18.6	**	14.8	11.8	**	**	11.9	9.5
Greater Sudbury	6.6	**	**	**	2.5	**	**	**	**	**	4.9	3.8
Rest of North	**	9.5	7.2	12.8	5.4	7.9	**	**	**	**	6.4	9.5
Ontario	14.4	11.7	13.5	15.3	12.7	12.5	13.7	11.9	16.9	13.0	14.7	12.8

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care). Second person extra charge is also excluded from the calculation.

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1.3 Vacancy Rates (%) and Average Rents ($) of Heavy Care Spaces[1]
Ontario

Centre	Vacancy Rate		Average Rent	
	2014	2015	2014	2015
Greater Toronto Area	2.9	3.0	5,018	4,730
Toronto	3.1 b	4.1 b	4,923	4,744
Durham	5.0 c	6.5 c	4,553	4,496
Halton/Peel	0.3 b	1.1 b	5,353	4,584
York	6.2 c	**	4,879	4,993
Central Ontario	6.7	14.6	4,057	4,211
Hamilton	**	**	**	**
Ottawa	9.2	1.3	4,857	4,687
Eastern Ontario	**	**	**	**
Southwestern Ontario	30.7	3.5	3,559	3,713
Northern Ontario	**	**	**	**
Ontario	7.9	5.4	4,640	4,454

[1] Non-market heavy care units are excluded from Average Rents, but are included in Vacancy Rate.

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1.4 Universe, Number of Residents Living in Universe and Capture Rate
Ontario

Centre	Total Number of Spaces	Overall Vacancy Rate		Number of Residences	Number of Residents	Estimated Population Aged 75+[1,2]	Capture Rate[3] (%)
		2014	2015				
Greater Toronto Area	16,249	15.7	11.2	159	15,576	414,736	3.8
Toronto	6,394	15.8	12.8	61	5,875	205,197	2.9
East York/York City	807	24.7	20.6	8	671		
Etobicoke	820	3.9	4.5	8	**		
North York	1,863	20.8	17.7	16	1,635		
Scarborough	1,038	8.5	7.3	10	984		
Former City of Toronto	1,866	16.3	11.1	19	1,740		
Durham	2,082	11.1	4.6	23	2,167	38,457	5.6
Halton	1,902	11.4	8.4	20	1,882	35,681	5.3
Peel	2,532	19.2	12.2	26	2,461	69,659	3.5
York	3,339	18.1	13.2	29	3,192	65,742	4.9
Central Ontario	14,660	11.6	11.2	210	13,924	234,645	5.9
Brant	802	4.5	10.2	12	764	10,597	7.2
Haldimand-Norfolk	396	2.5	3.2	10	398	9,602	4.1
Hamilton	1,951	10.8	10.1	30	1,846	43,167	4.3
Former City of Hamilton	1,101	13.4	11.9	16	1,013		
Rest of Hamilton	850	7.4	7.7	14	833		
Kawartha Lakes	282	1.4	**	4	**	8,250	**
Muskoka	444	16.5	21.2	7	386	6,798	5.7
Haliburton	-	-	-	-	-	2,431	
Niagara	2,560	11.6	8.5	32	**	42,209	**
Niagara Falls	594	16.5	10.8	8	560		
St. Catharines	792	14.5	**	8	**		
Rest of Niagara	1,174	6.7	5.4	16	1,168		
Northumberland	647	13.8	9.5	12	633	9,661	6.5
Peterborough	1,093	5.4	4.2	11	1,116	13,960	8.0
Simcoe	2,255	12.7	13.3	36	2,048	36,251	5.7
Barrie	752	8.3	12.2	10	**		
Rest of Simcoe	1,503	15.1	13.9	26	1,368		
Waterloo	2,676	17.5	15.7	34	2,449	32,898	7.4
Cambridge	537	7.4	15.1	8	499		
Kitchener	1,096	15.0	11.8	11	1,032		
Rest of Waterloo	1,043	24.9	20.1	15	918		
Wellington/Dufferin	1,554	10.6	12.9	22	1,481	18,821	7.9
Guelph	903	8.5	8.4	9	922		
Rest of Wellington/Dufferin	651	13.8	19.1	13	**		
Ottawa	6,304	13.8	11.5	62	5,952	60,369	9.9
Ottawa - Central	590	**	**	5	**		
Ottawa - East	2,520	10.5	8.0	28	2,490		
Ottawa - West	3,194	14.4	15.1	29	2,898		

continued

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1.4 Universe, Number of Residents Living in Universe and Capture Rate
Ontario

Centre	Total Number of Spaces	Overall Vacancy Rate		Number of Residences	Number of Residents	Estimated Population Aged 75+[1,2]	Capture Rate[3] (%)
		2014	2015				
Eastern Ontario	5,667	11.8	10.4	91	5,414	73,842	7.3
Frontenac	703	13.1 a	9.0 c	10	**	12,912	**
Hastings/Prince Edward	908	8.8 a	9.1 a	15	**	15,629	**
Lanark	579	14.4 c	20.0 a	9	**	6,012	**
Leeds & Grenville	577	7.6 a	7.8 b	11	**	9,767	**
Lennox & Addington	242	11.6 a	10.7 a	5	225 a	3,559	6.3
Prescott & Russell	980	10.5 c	5.0 c	17	978 c	5,846	16.7
Renfrew	921	11.3 a	13.2 a	13	872 a	9,506	9.2
Stormont, Dundas & Glengarry	757	17.3 a	11.7 c	11	719 d	10,611	6.8
Southwestern Ontario	8,413	13.5	14.8	122	7,712	130,432	5.9
Bruce	426	13.7 a	14.8 a	9	380 c	6,487	5.9
Elgin	200	15.5 b	**	4	**	6,581	**
Essex	2,232	13.0 a	17.8 a	25	1,992 b	30,300	6.6
Windsor	1,088	15.8 a	24.8 a	10	884 d		
Leamington/Kingsville	369	10.9 a	14.6 a	6	339 a		
Rest of Essex	775	10.2 c	9.4 a	9	769 c		
Grey	694	8.9 b	7.8 b	11	**	9,935	**
Huron	260	16.7 d	23.5 a	6	206 a	5,741	3.6
Chatham-Kent	744	10.3 c	12.9 a	14	678 c	9,540	7.1
Lambton	548	11.7 a	11.1 a	10	512 c	11,951	4.3
Middlesex	1,939	17.4 a	13.2 a	20	1,856 a	33,976	5.5
Oxford	752	12.2 c	13.3 c	12	**	9,316	**
Perth	618	12.8 c	21.9 d	11	502 d	6,605	7.6
Northern Ontario	2,387	7.6	7.1	33	2,409	66,264	3.6
Algoma /Thunder Bay	1,008	10.8 a	8.8 a	12	1,019 c	24,232	4.2
Greater Sudbury	749	4.3 a	3.1 b	11	785 b	12,695	6.2
Rest of Northern Ontario	630	6.2 b	9.0 b	10	605 d	29,337	2.1
Ontario	**53,680**	**13.2**	**11.5**	**677**	**50,987**	**980,288**	**5.2**

[1] Sources: Statistics Canada estimates, 2011, and Ontario Ministry of Finance projections released Fall 2014. Reference scenario projection July 1, 2015.

[2] Data may not add due to rounding

[3] The capture rate is the proportion of the population aged 75 and over living in the survey universe.

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2.1 Universe of Total Spaces by Unit Type
Ontario

Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom	Total
Greater Toronto Area	385	7,508	7,261	1,095	16,249
Toronto	99	3,358	2,602	335	6,394
Durham	70	997	883	132	2,082
Halton	30	840	887	145	1,902
Peel	106	990	1,212	224	2,532
York	80	1,323	1,677	259	3,339
Central Ontario	808	8,952	4,359	541	14,660
Brant	87	526	171	18	802
Haldimand-Norfolk	4	372	14	6	396
Hamilton	134	1,322	445	50	1,951
Kawartha Lakes	26	123	119	14	282
Muskoka	-	325	119	-	444
Niagara	106	1,525	827	102	2,560
Northumberland	-	329	297	21	647
Peterborough	12	565	440	76	1,093
Simcoe	137	1,394	649	75	2,255
Waterloo	158	1,511	851	156	2,676
Wellington/Dufferin	144	960	427	23	1,554
Ottawa	138	3,871	2,067	228	6,304
Ottawa - Central	50	309	216	15	590
Ottawa - East	20	1,608	816	76	2,520
Ottawa - West	68	1,954	1,035	137	3,194
Eastern Ontario	376	3,803	1,353	135	5,667
Frontenac	12	225	418	48	703
Hastings/Prince Edward	65	598	228	17	908
Lanark	32	322	200	25	579
Leeds & Grenville	24	488	65	-	577
Lennox & Addington	6	199	31	6	242
Prescott & Russell	14	902	63	1	980
Renfrew	92	604	187	38	921
Stormont, Dundas & Glengarry	131	465	161	-	757
Southwestern Ontario	415	4,699	2,908	391	8,413
Bruce	2	291	130	3	426
Elgin	12	160	25	3	200
Essex	205	1,059	879	89	2,232
Grey	2	538	137	17	694
Huron	4	195	54	7	260
Chatham-Kent	26	609	109	-	744
Lambton	34	312	184	18	548
Middlesex	10	803	933	193	1,939
Oxford	74	393	253	32	752
Perth	46	339	204	29	618

continued

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2.1 Universe of Total Spaces by Unit Type Ontario					
Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom	Total
Northern Ontario	54	1,537	717	79	2,387
Algoma/Thunder Bay	28	546	400	34	1,008
Greater Sudbury	18	511	199	21	749
Rest of North	8	480	118	24	630
Ontario	**2,176**	**30,370**	**18,665**	**2,469**	**53,680**

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2.2 Universe by Unit Type
Ontario

Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom	Total
Ontario	**2,176**	**30,370**	**18,665**	**2,469**	**53,680**
Standard Spaces	1,150	22,838	14,883	1,906	40,777
Heavy Care	122	1,556	312	3	1,993
Other[1]	227	926	230	6	1,389
Unknown Spaces	677	5,050	3,240	554	9,521

[1] 'Other' consists of non-market units and respite units.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** : Suppressed for confidentiality/statistical reliability - :A zero count or no Universe

2.3 Universe of Standard Spaces by Rent Range
Ontario

Centre	$2,000 or Less	$2,001 - $2,500	$2,501 - $3,000	$3,001 - $3,500	$3,501 or more
	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]
Greater Toronto Area	3.8 a	5.7 a	11.2 a	21.1 a	58.2 a
Toronto	8.1 a	11.6 a	9.7 a	18.6 a	52.0 a
East York/York City	11.7 a	32.1 a	14.9 a	9.1 a	32.2 a
Etobicoke	**	3.2 c	0.8 a	17.0 d	78.9 a
North York	0.2 a	10.9 a	11.3 a	22.3 a	55.2 a
Scarborough	29.3 a	12.5 c	17.4 d	23.3 a	17.4 d
Former City of Toronto	5.5 a	8.4 a	5.3 b	15.8 a	65.0 a
Durham	2.6 a	2.0 a	15.1 a	23.6 a	56.7 a
Halton	**	0.9 a	12.3 a	22.3 a	64.5 a
Peel	1.6 a	3.6 b	13.6 a	24.6 a	56.6 a
York	0.1 b	1.2 a	9.4 a	21.1 a	68.3 a
Central Ontario	13.0 a	15.7 a	24.8 a	21.8 a	24.7 a
Brant	17.2 a	7.7 a	39.9 a	27.1 a	8.1 a
Haldimand-Norfolk	49.8 a	5.9 b	28.5 a	13.6 c	2.2 b
Hamilton	9.4 a	22.0 a	23.8 a	21.1 a	23.7 a
Former City of Hamilton	11.0 a	24.7 a	31.8 a	19.0 a	13.5 a
Rest of Hamilton	7.3 b	18.6 a	14.0 a	23.8 a	36.3 a
Kawartha Lakes	**	**	**	**	**
Muskoka	1.4 a	14.7 a	47.6 a	12.7 a	23.5 a
Niagara	16.6 d	27.4 a	15.5 a	22.4 a	18.2 d
Niagara Falls	30.2 a	16.9 d	22.6 d	24.5 d	5.7 c
St. Catharines	**	**	**	**	**
Rest of Niagara	10.4 c	36.2 a	22.6 a	18.6 a	12.2 c
Northumberland	29.0 a	11.0 a	27.2 a	12.6 a	20.2 a
Peterborough	18.5 d	7.7 d	32.2 a	13.0 c	28.6 a
Simcoe	11.7 a	18.4 a	28.2 a	20.2 a	21.5 a
Barrie	11.9 c	20.1 d	28.0 a	31.8 a	8.2 b
Rest of Simcoe	11.7 a	17.6 a	28.2 a	14.5 a	28.1 a
Waterloo	5.7 a	5.8 a	22.5 a	24.9 a	41.1 a
Cambridge	10.2 a	7.9 b	11.7 a	21.9 a	48.3 a
Kitchener	8.4 a	6.6 b	40.7 a	25.4 a	18.8 a
Rest of Waterloo	0.9 a	4.0 b	11.6 a	26.0 a	57.5 a
Wellington/Dufferin	6.9 b	15.9 a	23.3 a	27.1 a	26.9 a
Guelph	7.5 b	6.4 b	26.4 a	33.1 a	26.6 a
Rest of Wellington/Dufferin	6.1 c	27.6 a	19.6 d	19.6 d	27.2 a
Ottawa	6.0 a	9.8 a	18.8 a	15.9 a	49.6 a
Ottawa - Central	**	**	**	**	**
Ottawa - East	3.0 a	11.5 a	25.5 a	18.2 a	41.8 a
Ottawa - West	4.5 a	10.2 a	16.7 a	16.5 a	52.0 a

continued

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2.3 Universe of Standard Spaces by Rent Range
Ontario

Centre	$2,000 or Less	$2,001 - $2,500	$2,501 - $3,000	$3,001 - $3,500	$3,501 or more
	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]
Eastern Ontario	30.5 a	16.8 a	22.1 a	11.8 a	18.8 a
Frontenac	6.4 c	3.2 d	24.1 d	18.0 d	48.3 a
Hastings/Prince Edward	11.9 a	21.5 a	21.9 a	17.9 a	26.8 a
Lanark	10.3 c	13.1 c	18.0 a	17.1 d	41.5 a
Leeds & Grenville	38.0 a	11.0 c	20.1 d	26.7 a	4.3 c
Lennox & Addington	17.0 a	13.0 a	51.3 a	11.7 a	7.0 a
Prescott & Russell	78.6 a	15.8 d	4.7 c	0.5 b	0.5 b
Renfrew	26.3 a	31.7 a	24.5 a	3.7 b	13.8 a
Stormont, Dundas & Glengarry	47.8 a	15.8 d	31.8 a	3.0 d	1.6 c
Southwestern Ontario	6.7 a	23.6 a	32.8 a	15.3 a	21.7 a
Bruce	0.9 a	40.4 a	38.9 a	11.7 c	8.2 b
Elgin	**	**	**	**	**
Essex	6.8 a	24.4 a	24.2 a	14.5 a	30.0 a
Windsor	7.3 a	29.0 a	29.7 a	7.0 a	27.1 a
Leamington/Kingsville	7.5 b	36.1 a	27.6 a	27.9 a	0.9 a
Rest of Essex	5.7 b	10.9 c	13.6 c	19.7 a	50.1 a
Grey	3.5 c	24.4 d	46.1 a	10.6 c	15.4 d
Huron	1.2 a	33.7 a	44.0 a	7.9 a	13.1 a
Chatham-Kent	12.3 a	39.9 a	41.3 a	3.1 b	3.3 b
Lambton	18.0 a	20.1 a	28.5 a	26.6 a	6.8 b
Middlesex	2.5 a	10.7 a	26.7 a	25.5 a	34.6 a
Oxford	3.8 c	25.8 a	29.0 a	17.7 d	23.8 a
Perth	16.0 d	26.0 a	49.9 a	1.0 a	7.1 c
Northern Ontario	12.2 a	19.4 a	37.6 a	18.4 a	12.4 a
Algoma /Thunder Bay	16.3 a	15.7 a	22.6 a	24.5 a	21.0 a
Greater Sudbury	2.8 b	11.5 c	59.1 a	18.1 a	8.5 b
Rest of North	16.6 a	32.5 a	35.2 a	10.5 c	5.1 b
Ontario	**10.2 a**	**13.6 a**	**21.6 a**	**18.7 a**	**35.9 a**

[1] % is based on those spaces where the rent is known.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

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2.4 Proportion (%) of Structures where Select Services are Available[1] By Structure Size Ontario

Centre	Meals				On-Site Medical Services	On-Site Nursing Services[2]	24-hour call bell	Pharmacy
	Optional	# included in rent						
		1	2	3				
Greater Toronto Area	1.4	1.5	9.6	87.5	73.5	75.5 a	96.4	8.7
10 - 49	**	0.0	0.0	88.3	**	**	**	**
50 - 89	0.0	0.0	4.8	95.2	75.9	73.2 a	100.0	0.0
90 or more	0.0	2.7	14.7	82.7	73.1	81.0 a	98.7	13.3
Central Ontario	0.0	0.5	4.5	94.9	60.3	63.4 a	92.8	8.4
10 - 49	0.0	0.0	3.5	96.5	**	56.7 a	81.6	10.1
50 - 89	0.0	1.3	1.3	97.4	**	68.7 a	96.9	5.3
90 or more	0.0	0.0	**	89.4	78.2	**	100.0	**
Ottawa	0.0	**	3.9	94.2	73.2	71.7 a	100.0	3.7
10 - 49	**	**	**	**	**	**	**	**
50 - 89	**	**	**	100.0	**	**	100.0	**
90 or more	0.0	**	**	90.7	77.2	80.6 a	100.0	2.8
Eastern Ontario	0.0	1.2	1.3	97.5	**	**	82.7	**
10 - 49	0.0	0.0	0.0	100.0	**	**	**	**
50 - 89	0.0	3.0	**	93.6	**	**	96.2	**
90 or more	**	**	**	100.0	**	**	**	**
Southwestern Ontario	0.9	0.9	3.5	94.8	58.0	77.2 a	96.4	10.7
10 - 49	0.0	0.0	2.4	97.6	**	74.4 a	90.3	**
50 - 89	0.0	0.0	0.0	100.0	**	79.7 a	100.0	**
90 or more	2.4	2.4	7.4	87.8	**	78.3 a	100.0	**
Northern Ontario	**	0.0	**	92.3	83.8	**	91.3	**
10 - 49	**	**	**	**	**	**	**	**
50 - 89	**	**	**	91.7	**	**	**	**
90 or more	**	**	**	90.8	**	**	100.0	**
Ontario	0.7	1.0	5.0	93.3	64.4	68.6 a	93.5	8.5
10 - 49	1.3	0.0	1.9	96.8	49.7	59.0 a	79.9	8.0
50 - 89	0.6	0.9	2.0	96.6	63.5	68.9 a	97.8	5.6
90 or more	0.4	1.8	10.1	87.7	75.6	75.0 a	99.0	11.7

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

[2] On-site nursing services include RN, RPN or LPN.

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2.5 Proportion (%) of Structures with Access to Selected Amenities[1] by Structure Size
Ontario

Centre	Transport-ation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
Greater Toronto Area	**71.9** a	**19.5** d	**43.7** a	**51.2** a	**69.9** a	**85.7** a
10 - 49	**	**	**	**	**	**
50 - 89	66.5 a	**	29.0 d	**	**	80.8 a
90 or more	82.2 a	28.9 d	59.4 a	71.9 a	84.1 a	92.1 a
Central Ontario	**54.0** a	**7.4** c	**19.2** d	**22.4** d	**44.9** a	**79.9** a
10 - 49	**	5.1 d	**	5.0 d	22.1 d	70.0 a
50 - 89	**	4.1 d	**	**	**	81.1 a
90 or more	77.6 a	**	**	**	**	89.8 a
Ottawa	**91.7** a	**10.8** d	**	**60.7** a	**77.1** a	**84.3** a
10 - 49	**	**	**	**	**	**
50 - 89	**	5.3 d	**	**	**	**
90 or more	100.0 a	14.4 d	**	78.7 a	94.2 a	88.0 a
Eastern Ontario	**61.1** a	**	**	**	**27.0** d	**69.4** a
10 - 49	**	0.0 c	**	**	**	**
50 - 89	**	**	**	**	**	**
90 or more	**	**	**	**	**	**
Southwestern Ontario	**61.3** a	**11.1** c	**	**	**	**86.8** a
10 - 49	**	2.4 c	9.2 c	**	**	74.9 a
50 - 89	**	**	**	**	**	91.4 a
90 or more	87.4 a	**	**	**	**	95.8 a
Northern Ontario	**	**	**	**	**	**
10 - 49	**	**	**	**	**	**
50 - 89	**	**	**	**	**	**
90 or more	**	**	**	**	**	**
Ontario	**62.8** a	**10.4** c	**27.8** a	**35.0** a	**50.7** a	**81.5** a
10 - 49	38.1 a	3.8 c	7.1 c	6.7 c	22.7 d	70.2 a
50 - 89	59.5 a	5.3 c	22.3 d	26.4 d	40.3 a	80.9 a
90 or more	83.3 a	20.1 c	47.6 a	63.1 a	80.4 a	90.0 a

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

The following letter codes are used to indicate the reliability of the estimates:
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3.1 Average Rent ($) of Standard Spaces by Unit Type
Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015
Greater Toronto Area	2,256	2,336	3,219	3,232	4,270	4,287	5,729	5,519	3,825	3,842
Toronto	1,813	1,747	3,095	2,974	4,576	4,538	6,513	6,365	3,917	3,782
East York/York City	**	**	3,070	2,834	4,010	3,460	**	**	3,235	2,958
Etobicoke	**	**	3,522	3,457	4,876	4,739	**	**	4,534	4,519
North York	**	**	3,403	3,284	4,582	4,621	6,252	6,500	4,128	3,999
Scarborough	**	**	2,794	2,523	3,829	3,352	**	**	3,054	2,714
Former City of Toronto	**	**	2,871	2,970	4,690	4,858	7,174	6,672	4,134	4,178
Durham	1,528	**	3,033	3,248	3,887	4,038	4,846	4,909	3,388	3,657
Halton	**	**	3,428	3,404	4,291	4,240	5,428	5,385	3,961	3,905
Peel	**	**	3,233	3,292	3,873	3,997	5,173	4,897	3,667	3,766
York	2,783	**	3,492	3,651	4,175	4,255	5,699	5,512	3,971	4,092
Central Ontario	1,682	1,705	2,654	2,682	3,697	3,691	4,659	4,759	2,948	3,025
Brant	1,596	1,653	2,639	2,689	**	3,309	**	**	2,707	2,773
Haldimand-Norfolk	**	**	2,221	2,263	**	3,360	**	**	2,237	2,305
Hamilton	1,546	1,657	2,647	2,669	4,008	4,092	4,672	5,395	2,937	3,088
Former City of Hamilton	1,565	**	2,544	2,567	3,649	4,040	**	5,822	2,649	2,873
Rest of Hamilton	**	**	2,820	2,850	4,150	4,117	**	**	3,297	3,353
Kawartha Lakes	**	**	2,538	**	3,472	**	**	**	2,888	**
Muskoka	**	**	2,643	2,811	3,697	3,927	**	**	2,840	3,074
Niagara	1,529	1,539	2,336	2,451	3,296	3,205	4,658	4,950	2,742	2,820
Niagara Falls	**	**	2,188	2,282	**	**	**	**	2,405	2,590
St. Catharines	**	**	2,373	**	**	**	**	**	3,200	**
Rest of Niagara	**	**	2,400	2,514	2,897	2,927	**	**	2,601	2,737
Northumberland	**	**	2,295	2,387	3,162	3,134	3,958	3,979	2,729	2,787
Peterborough	**	**	2,803	2,600	3,551	3,812	**	**	3,065	3,015
Simcoe	1,858	1,708	2,706	2,658	3,884	3,931	5,203	4,748	3,027	2,943
Barrie	**	**	2,872	2,796	4,163	**	**	**	3,139	2,828
Rest of Simcoe	2,420	1,828	2,625	2,573	3,749	3,811	4,820	4,748	2,965	3,000
Waterloo	1,607	1,751	2,979	3,021	4,178	4,130	4,734	4,709	3,294	3,420
Cambridge	**	**	2,791	2,923	**	4,048	**	**	2,706	3,411
Kitchener	1,680	1,728	2,931	2,912	4,029	4,291	**	**	3,022	3,050
Rest of Waterloo	**	**	3,209	3,243	4,272	4,109	4,695	4,673	3,840	3,756
Wellington/Dufferin	1,860	1,874	2,805	2,858	3,772	3,694	**	4,168	2,982	3,104
Guelph	1,802	**	2,995	2,938	3,654	3,672	**	**	3,124	3,124
Rest of Wellington/Dufferin	1,916	**	2,599	2,765	**	3,720	**	**	2,809	3,079
Ottawa	1,638	1,597	3,073	3,196	4,342	4,747	5,780	6,401	3,561	3,684
Ottawa - Central	**	**	**	**	**	**	**	**	**	**
Ottawa - East	**	**	2,816	3,022	4,357	4,614	6,702	6,623	3,235	3,609
Ottawa - West	1,736	1,670	3,297	3,263	4,324	4,732	5,590	6,127	3,776	3,743

continued

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3.1 Average Rent ($) of Standard Spaces by Unit Type
Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015
Eastern Ontario	1,501	1,569	2,377	2,368	3,635	3,588	4,546	4,707	2,693	2,657
Frontenac	**	**	2,997	3,005	3,847	3,638	5,396	**	3,613	3,491
Hastings/Prince Edward	1,570	**	2,680	2,681	3,628	3,858	**	**	2,952	3,021
Lanark	**	**	2,227	2,669	3,818	3,928	**	**	2,943	3,184
Leeds & Grenville	**	1,758	2,816	2,490	4,154	4,114	**	**	2,890	2,473
Lennox & Addington	**	**	2,733	2,633	**	**	**	**	2,709	2,567
Prescott & Russell	**	**	1,746	1,820	2,258	2,825	**	**	1,765	1,849
Renfrew	1,275	1,409	2,271	2,286	3,143	3,264	**	**	2,385	2,445
Stormont, Dundas & Glengarry	1,576	**	2,262	2,179	3,367	**	**	**	2,411	2,227
Southwestern Ontario	1,738	1,695	2,541	2,580	3,449	3,391	4,429	4,291	2,892	2,928
Bruce	**	**	2,416	2,457	2,987	3,089	**	**	2,592	2,667
Elgin	**	**	2,763	**	**	**	**	**	2,834	**
Essex	1,575	1,554	2,488	2,562	3,519	3,478	**	4,536	2,973	3,035
Windsor	**	**	2,450	2,556	**	3,367	**	**	2,884	2,957
Leamington/Kingsville	**	**	2,415	2,441	**	**	**	**	2,696	2,703
Rest of Essex	**	**	2,655	2,711	**	**	**	**	3,263	3,339
Grey	**	**	2,455	2,591	**	**	**	**	2,658	2,834
Huron	**	**	2,477	2,605	**	**	**	**	2,662	2,811
Chatham-Kent	**	**	2,568	2,480	3,167	3,159	**	**	2,600	2,515
Lambton	**	**	2,436	2,472	2,999	3,094	**	**	2,681	2,668
Middlesex	**	**	2,863	2,885	3,656	3,484	4,510	4,245	3,405	3,282
Oxford	**	**	2,547	2,536	**	3,542	**	4,358	2,803	2,950
Perth	1,773	**	2,278	2,290	**	**	**	**	2,202	2,507
Northern Ontario	1,585	1,700	2,329	2,470	3,207	3,359	4,484	4,599	2,617	2,808
Algoma/Thunder Bay	1,546	**	2,265	2,284	3,247	3,356	**	**	2,750	2,846
Greater Sudbury	**	**	2,420	**	3,219	3,493	**	**	2,609	2,919
Rest of North	**	**	2,301	2,392	**	**	**	**	2,426	2,642
Ontario	**1,775**	**1,774**	**2,776**	**2,815**	**3,937**	**3,954**	**5,207**	**5,122**	**3,236**	**3,280**

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
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01 Percent Vacant (%) for Total Spaces by Unit Type Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	% Vacant		% Vacant		% Vacant		% Vacant		% Vacant	
	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015
Greater Toronto Area	14.6 c	15.0 c	15.4 a	12.1 a	16.2 a	9.9 c	15.2 a	13.1 a	15.7 a	11.2 c
Toronto	15.2 c	11.1 c	17.3 a	14.9 a	14.2 a	10.4 a	13.7 a	9.9 b	15.8 a	12.8 a
East York/York City	**	**	23.3 a	22.3 a	26.7 a	13.1 a	**	**	24.7 a	20.6 a
Etobicoke	**	**	5.5 a	2.4 c	2.9 a	5.5 c	**	**	3.9 a	4.5 c
North York	**	**	17.9 a	18.7 a	24.6 a	17.8 a	22.8 a	10.4 c	20.8 a	17.7 a
Scarborough	**	**	7.7 b	7.2 b	12.0 c	8.7 c	**	**	8.5 b	7.3 b
Former City of Toronto	**	**	25.0 a	15.2 a	11.1 a	8.2 a	3.2 c	12.3 d	16.3 a	11.1 a
Durham	9.1 b	**	12.3 a	6.1 a	9.4 a	2.3 a	11.0 d	5.1 c	11.1 a	4.6 a
Halton	**	**	13.3 a	9.5 b	10.1 a	7.2 b	8.3 d	8.7 c	11.4 a	8.4 a
Peel	9.6 c	**	15.8 a	12.2 a	24.6 a	12.5 a	9.5 b	11.0 c	19.2 a	12.2 a
York	28.6 d	**	14.1 a	11.0 a	20.2 a	12.7 a	25.8 a	24.4 d	18.1 a	13.2 a
Central Ontario	18.8 c	15.7 c	9.7 c	9.8 c	13.9 c	12.8 c	17.6 c	13.9 c	11.6 c	11.2 c
Brant	4.3 a	9.2 a	3.4 a	7.6 a	**	19.3 a	**	**	4.5 a	10.2 a
Haldimand-Norfolk	**	**	1.9 a	3.4 c	5.9 a	**	**	**	2.5 a	3.2 c
Hamilton	34.7 a	17.8 d	10.9 a	8.3 a	4.6 b	15.1 a	7.9 c	**	10.8 a	10.1 a
Former City of Hamilton	39.0 a	**	11.9 a	9.3 a	5.7 b	24.7 a	**	**	13.4 a	11.9 a
Rest of Hamilton	**	**	9.2 b	6.4 b	4.1 c	9.9 b	**	**	7.4 a	7.7 a
Kawartha Lakes	**	**	2.6 a	**	0.0 a	**	**	**	1.4 a	**
Muskoka /Haliburton	**	**	18.0 a	25.8 a	11.8 a	8.4 a	**	**	16.5 a	21.2 a
Muskoka	**	**	**	**	**	**	**	**	**	**
Haliburton	**	**	**	**	**	**	**	**	**	**
Niagara	**	**	8.6 b	8.0 c	13.3 c	8.6 c	**	**	11.6 a	8.5 b
Niagara Falls	**	**	14.3 a	6.4 c	**	**	**	**	16.5 a	10.8 c
St. Catharines	**	**	**	**	**	**	**	**	14.5 c	**
Rest of Niagara	**	**	6.7 c	6.5 c	5.9 d	3.4 c	**	**	6.7 c	5.4 b
Northumberland	**	**	20.5 d	14.9 a	7.2 c	4.4 a	**	**	13.8 c	9.5 a
Peterborough	**	**	4.2 d	0.8 d	**	11.1 c	**	**	5.4 c	4.2 c
Simcoe	13.9 a	12.0 c	10.0 a	13.3 a	17.9 a	14.0 a	22.7 d	12.8 d	12.7 a	13.3 a
Barrie	**	**	8.4 a	13.9 a	9.0 a	**	**	**	8.3 a	12.2 c
Rest of Simcoe	**	**	10.7 a	13.0 a	22.3 a	14.6 a	**	12.8 d	15.1 a	13.9 a
Waterloo	14.5 c	23.3 d	11.4 a	11.5 a	29.1 a	20.8 a	29.3 d	24.2 d	17.5 a	15.7 a
Cambridge	**	**	4.4 c	13.4 a	**	14.9 c	**	**	7.4 b	15.1 a
Kitchener	8.1 c	18.9 d	15.1 a	9.2 a	17.9 a	18.8 a	**	**	15.0 a	11.8 a
Rest of Waterloo	**	**	9.8 b	13.9 c	36.1 a	24.1 a	**	29.1 d	24.9 a	20.1 a
Wellington/Dufferin	17.3 d	24.4 d	10.8 a	10.7 a	7.2 b	13.6 c	**	**	10.6 a	12.9 a
Guelph	12.8 a	**	8.4 a	7.8 c	6.2 a	6.5 c	**	**	8.5 a	8.4 b
Rest of Wellington/Dufferin	23.2 d	**	13.9 c	14.1 c	**	24.0 d	**	**	13.8 a	19.1 a
Ottawa	14.0 c	13.2 c	12.7 c	9.9 c	15.5 c	15.1 c	17.7 c	9.2 c	13.8 c	11.5 c
Ottawa - Central	**	**	**	**	**	**	**	**	**	**
Ottawa - East	**	**	11.5 a	7.7 a	8.3 b	9.3 a	**	4.0 c	10.5 a	8.0 a
Ottawa - West	**	25.0 d	13.6 a	11.9 a	15.3 a	21.6 a	13.6 d	12.3 d	14.4 a	15.1 a

continued

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01 Percent Vacant (%) for Total Spaces by Unit Type Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	% Vacant		% Vacant		% Vacant		% Vacant		% Vacant	
	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015
Eastern Ontario	13.7 a	18.2 c	10.7 a	9.7 a	14.4 a	10.6 a	7.8 c	9.0 c	11.8 a	10.4 a
Frontenac	**	**	10.9 a	13.0 d	13.3 a	6.1 c	8.3 c	**	13.1 a	9.0 c
Hastings/Prince Edward	**	**	7.2 b	5.0 b	11.0 c	13.2 c	**	**	8.8 a	9.1 a
Lanark	**	**	9.6 c	20.5 d	20.1 d	20.6 d	**	**	14.4 c	20.0 a
Leeds & Grenville	**	**	8.0 a	8.3 b	**	**	**	**	7.6 a	7.8 b
Lennox & Addington	**	**	10.6 a	10.6 a	**	**	**	**	11.6 a	10.7 a
Prescott & Russell	**	**	10.8 c	4.6 c	**	**	**	**	10.5 c	5.0 c
Renfrew	12.0 a	13.3 c	12.3 a	15.6 a	10.0 a	8.0 a	**	**	11.3 a	13.2 a
Stormont, Dundas & Glengarry	8.0 a	**	16.6 a	11.3 c	26.0 a	**	**	**	17.3 a	11.7 c
Southwestern Ontario	28.0 a	30.1 a	13.0 a	14.1 a	12.9 a	13.8 a	10.5 c	19.8 a	13.5 a	14.8 a
Bruce	**	**	9.5 a	11.8 c	24.6 a	21.3 d	**	**	13.7 a	14.8 a
Elgin	**	**	11.6 a	**	**	**	**	**	15.5 a	**
Essex	**	32.1 a	11.8 a	18.3 a	10.8 a	15.5 a	**	12.3 d	13.0 a	17.8 a
Windsor	**	**	16.0 d	25.1 a	**	22.2 a	**	**	15.8 a	24.8 a
Leamington/Kingsville	**	**	9.0 a	14.1 a	**	**	**	**	10.9 a	14.6 a
Rest of Essex	**	**	4.8 c	9.2 b	**	**	**	**	10.2 c	9.4 a
Grey	**	**	9.3 b	8.3 c	5.3 d	5.3 d	**	**	8.9 b	7.8 b
Huron	**	**	18.3 d	27.2 a	**	**	**	**	16.7 d	23.5 a
Chatham-Kent	**	**	11.0 c	13.1 a	**	9.1 b	**	**	10.3 c	12.9 a
Lambton	**	**	9.1 a	8.2 a	14.2 a	16.3 a	**	**	11.7 a	11.1 a
Middlesex	**	**	19.3 a	16.1 a	16.5 a	9.6 a	13.3 c	19.4 a	17.4 a	13.2 a
Oxford	**	**	16.5 d	10.7 c	**	17.4 c	**	**	12.2 c	13.3 c
Perth	**	**	12.5 c	12.2 c	**	**	**	**	12.8 c	21.9 d
Northern Ontario	10.4 c	**	6.8 c	6.7 a	8.7 b	7.9 b	**	3.8 c	7.6 c	7.1 b
Algoma /Thunder Bay	10.0 c	**	10.2 a	7.0 b	12.0 c	11.7 c	**	**	10.8 a	8.8 a
Greater Sudbury	**	**	5.5 a	**	1.1 a	1.5 c	**	**	4.3 a	3.1 b
Rest of North	**	**	4.9 c	9.5 b	**	**	**	**	6.2 b	9.0 b
Ontario	18.0 a	18.0 a	12.0 a	10.9 a	14.7 a	11.7 a	14.6 a	13.5 a	13.2 a	11.5 a

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O2 Universe, Vacancy Rates (%) and Average Standard Space Rents ($) for Centres with less than 50,000 population
Selected Ontario Regions

	Central Ontario	Eastern Ontario	Southwestern Ontario	Northern Ontario
Universe: All spaces				
Standard Spaces	2,435	2,332	2,613	280
Heavy Care Spaces	109	14	25	-
Other	103	153	86	6
Unknown Spaces	347	736	775	140
Total	2,994	3,235	3,499	426
Universe: All spaces				
Semi Private & Ward	66	199	176	24
Private/Studio	1,905	2,427	2,284	361
One-Bedroom	951	540	945	31
Two-Bedroom	72	69	94	10
Total	2,994	3,235	3,499	426
Vacancy Rate: All spaces				
Semi Private & Ward	22.7 c	13.8 c	**	**
Private/Studio	13.6 a	11.3 a	13.1 a	11.2 c
One-Bedroom	13.1 a	12.4 a	17.4 a	**
Two-Bedroom	15.0 c	**	28.6 c	**
Total	13.6 a	11.6 a	15.4 a	12.7 c
Vacancy Rate: Standard spaces				
Semi Private & Ward	**	15.0 c	**	**
Private/Studio	14.7 a	12.4 a	13.6 a	11.5 c
One-Bedroom	13.2 a	12.5 a	18.1 a	**
Two-Bedroom	15.0 c	**	28.6 c	**
Total	14.3 a	12.5 a	16.0 a	12.9 c
Rent: Standard spaces				
Semi Private & Ward	1,840 a	1,508 a	1,831 c	**
Private/Studio	2,520 a	2,232 a	2,500 a	2,103 a
One-Bedroom	3,526 a	3,527 a	3,239 a	**
Two-Bedroom	4,556 a	4,079 a	4,270 a	**
Total	2,887 a	2,431 a	2,739 a	2,218 a

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O3 Universe and Percent Vacant (%) for Total Spaces by Date Residence Opened
Ontario

Centre	Prior to 1990		1990-1999		2000 or later		Total	
	Total Spaces	% Vacant	Total Spaces	% Vacant	Total Spaces	% Vacant	Total Spaces	% Vacant
Greater Toronto Area	5,216	11.4	2,070	14.6	8,963	10.1	16,249	11.2
Central Ontario	4,584	12.2	3,245	9.3	6,831	11.4	14,660	11.2
Ottawa	1,116	7.0	1,695	11.7	3,493	13.0	6,304	11.5
Eastern Ontario	1,497	10.4	1,967	9.1	2,203	12.1	5,667	10.4
Southwestern Ontario	3,308	18.1	1,861	13.7	3,244	12.4	8,413	14.8
Northern Ontario	703	9.7	534	4.2	1,150	6.6	2,387	7.1
Ontario Total	**16,424**	**12.4**	**11,372**	**11.1**	**25,884**	**11.1**	**53,680**	**11.5**

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O4 Average Rent ($) for Standard Spaces by Unit Type and Date Residence Opened
Ontario

Centre	Prior to 1990	1990-1999	2000 or later	Total
Greater Toronto Area	**3,499** a	**3,525** a	**4,152** a	**3,842** a
Semi Private & Ward	1,960 a	1,846 a	**	2,336 a
Private/Studio	3,120 a	3,027 a	3,525 a	3,232 a
One Bedroom	4,377 a	4,504 a	4,227 a	4,287 a
Two Bedroom	5,912 a	6,034 a	5,443 a	5,519 a
Central Ontario	**2,611** a	**2,792** a	**3,449** a	**3,025** a
Semi Private & Ward	1,788 a	1,654 a	1,408 a	1,705 a
Private/Studio	2,577 a	2,593 a	2,917 a	2,682 a
One Bedroom	3,351 a	3,740 a	3,731 a	3,691 a
Two Bedroom	4,049 b	4,195 a	4,883 a	4,759 a
Ottawa	**3,120** a	**3,280** a	**4,078** a	**3,684** a
Semi Private & Ward	**	**	**	1,597 a
Private/Studio	2,827 a	3,102 a	3,429 a	3,196 a
One Bedroom	4,639 a	4,966 a	4,724 a	4,747 a
Two Bedroom	**	**	6,363 a	6,401 a
Eastern Ontario	**2,520** a	**2,439** a	**3,049** a	**2,657** a
Semi Private & Ward	1,612 a	1,479 a	**	1,569 a
Private/Studio	2,428 a	2,279 a	2,448 a	2,368 a
One Bedroom	3,722 a	3,124 a	3,770 a	3,588 a
Two Bedroom	**	4,775 b	4,640 a	4,707 a
Southwestern Ontario	**2,588** a	**2,771** a	**3,349** a	**2,928** a
Semi Private & Ward	1,752 a	1,665 a	**	1,695 a
Private/Studio	2,510 a	2,607 a	2,720 a	2,580 a
One Bedroom	3,030 a	3,337 a	3,507 a	3,391 a
Two Bedroom	3,384 a	4,455 a	4,362 a	4,291 a
Northern Ontario	**2,243** a	**2,782** a	**3,127** a	**2,808** a
Semi Private & Ward	**	**	**	1,700 a
Private/Studio	2,231 a	2,444 a	2,672 a	2,470 a
One Bedroom	**	**	3,556 a	3,359 a
Two Bedroom	**	**	4,646 a	4,599 a
Ontario Total	**2,901** a	**2,928** a	**3,713** a	**3,280** a
Semi Private & Ward	1,765 a	1,623 a	2,105 a	1,774 a
Private/Studio	2,704 a	2,676 a	3,089 a	2,815 a
One Bedroom	3,886 a	3,881 a	3,986 a	3,954 a
Two Bedroom	5,186 a	4,877 a	5,148 a	5,122 a

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O5 Universe of Total Spaces by Size of Residence Ontario

Centre	10-49 Spaces		50-89 Spaces		90 or more Spaces		Median
	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Residence Size
Greater Toronto Area	19	555	51	3,654	89	12,040	97
Central Ontario	71	2,176	78	5,298	61	7,186	67
Ottawa	3	95	20	1,324	39	4,885	105
Eastern Ontario	38	1,207	36	2,484	17	1,976	59
Southwestern Ontario	49	1,515	35	2,299	38	4,599	59
Northern Ontario	7	165	16	1,132	10	1,090	74
Ontario	**187**	**5,713**	**236**	**16,191**	**254**	**31,776**	**73**

The following letter codes are used to indicate the reliability of the estimates:
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Methodology

Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became national in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe.

To be eligible for inclusion in the survey results, a residence must:

- ✓ have at least one unit that is not subsidized;
- ✓ have been in operation for at least one year (for example, it must have started operation before January 2012 to be included in the 2013 survey);
- ✓ have at least 10 rental units (in Quebec, Ontario and the Prairies) or 5 rental units (in the Atlantic provinces and B.C.);
- ✓ offer an on-site meal plan;
- ✓ not mandate high levels of health care (defined as 1.5 hours or more of care per day) to all of its residents; nursing homes and long-term care homes are examples of residences that were not included in the survey;
- ✓ offer rental units; life lease units and owner-occupied units are excluded from this survey; and
- ✓ have at least 50 per cent of its residents who are 65 years of age or older.

The Seniors' Housing Survey is a census and not a sample survey; therefore, all seniors' residences in Canada meeting these criteria are to be part of this survey. The survey universe in Quebec may include private residences that do not meet the conditions for obtaining a certificate of compliance.

Survey data were obtained through a combination of telephone interviews and fax and e-mail responses. Information was obtained from the residence owner, manager or administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, in order to ensure that they are reflective of the universe. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data, please click here.

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

Definitions

Space: A space is a residential area that is rented out. Examples of spaces include one half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases, a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

Standard space: A space where the resident does not receive high-level care (that is, the resident receives less than 1.5 hours of care per day) or is not required to pay an extra amount to receive high-level care. Regional terms for this type of space may vary across the country.

Heavy care space: A space where the resident is paying an extra amount to receive high-level care (1.5 hours or more of care per day). Examples of conditions that could require high-level care include Alzheimer's, dementia and reduced mobility.

Respite space: A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-market or subsidy space: A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: The actual amount a resident pays per month for his or her accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

Vacancy: A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Capture rate: The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population, expressed as a percentage.

Acknowledgement
The Seniors' Housing Survey could not have been conducted without the co-operation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

Confidentiality
All information provide through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

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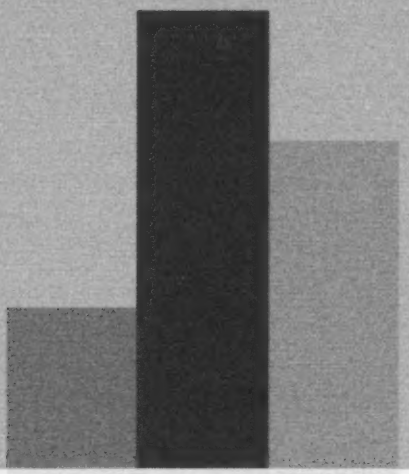

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